

TRANSFER
TAX
PAID

WARRANTY DEED

63-4

23 COLUMBIA ROAD REALTY TRUST of Brewer, County of Penobscot, State of Maine, for consideration paid, grants to BEVERLY A. CAMPBELL of Waterville, County of Kennebec, State of Maine, with Warranty Covenants, three certain lots or parcels of land, together with any buildings or improvements thereon, situated in ~~Waterville, County of Kennebec~~, County of Kennebec, State of Maine, bounded and described as follows, to wit:

PARCEL ONE: A certain lot or parcel of land situated on the northerly side of Columbia Road, bounded as follows: Starting at a stake placed in the northerly line of Columbia Road, which stake is 500 feet easterly from an iron pin placed at the intersection of the northerly line of Columbia Road and the easterly line of Drummond Avenue; thence to the north at right angles to the northerly line of Columbia Road a distance of 121.4 feet; thence at right angles to the east distance of 50 feet to a stake; thence at right angles to the south a distance of 121.4 feet to a stake in the northerly line of Columbia Road; thence to the west along the northerly line of Columbia Road a distance of 50 feet to the point of beginning.

The land herein conveyed is subject to the following restrictions which are to run with the land: No building other than a private dwelling house for not over two family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than 25 feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than \$6,000.00. The garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than 50 feet frontage on the street.

PARCEL TWO: A certain lot or parcel of land situated in said Waterville, bounded and described as follows, to wit: Starting at a point in the northerly line of Columbia Road, which is the southwest corner of a lot of Parcel One described above; thence to the west along

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Properique LLC
114 S Main ST
Brewer, ME 04412

the northerly line of Columbia Road a distance of 25 feet to a point; thence to the north at right angles and parallel to the westerly line of the parcel described above as Parcel One, a distance of 121.33 feet to a point where the northerly line of the above described Parcel One would intersect, if extended; thence to the east at right angles to the line last drawn a distance of 25 feet to the northwest corner of land of the above described Parcel One; thence to the south along the west line of the above-described Parcel One a distance of 121.33 feet to the point of beginning.

The above described parcel of land is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two family occupancy, together with private garage for use by occupants of the house, shall be erected upon said premises. No part of any building shall be placed nearer than 25 feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than \$7,500.00. The garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than 50 feet frontage on the street.

In the event that the same owner owns contiguous lots having a continuous frontage of more than 50 feet, then in such event, the restrictions herein shall apply to each full multiple of 50 feet frontage. In other words, on a lot of land having a frontage of 100 feet on the street and being 100 feet deep, two (2) buildings may be erected in accordance with the restrictions herein. The Grantor shall not be held responsible for the enforcement of these restrictions.

PARCEL THREE: A certain lot or parcel of land situated on the northerly side of Columbia Road in said Waterville, bounded and described as follows: Starting at a point in the northerly line of Columbia Road, which is the southeast corner of the lot described as Parcel One above which was conveyed by deed of Francis Rancourt, dated October 30, 1950, and recorded in the Kennebec County Registry of Deeds in Book 894, Page 294; thence to the east along the northerly line of Columbia Road a distance of 25 feet to the point; thence to the north, at right angles, and parallel to the easterly line of Parcel One described above, a

distance of 121.33 feet to a point where the northerly line of land of Parcel One would intersect, if extended easterly; thence to the west at right angles to the line last drawn, a distance of 25 feet to the northeast corner of Parcel One above; thence to the south along the east line of land of Parcel One, a distance of 121.33 feet to the point of beginning.

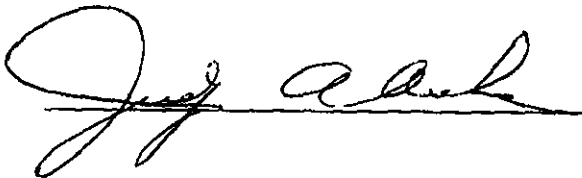
The above described parcel of land is subject to the restrictive covenants applicable to Parcel Two in this deed.

Meaning and intending to convey the same premises described in the deed from Gerard V. Bourget to 23 Columbia Road Realty Trust, dated October 29, 2007, and recorded in Kennebec County Registry of Deeds in Book 9551, Page 267.

Subject to any utility easements of record and to taxes for the current fiscal year, to be prorated between the parties as of the date of delivery of this deed.

Witness:

23 COLUMBIA ROAD REALTY TRUST



By: 
Its Trustee

STATE OF MAINE

County of Somerset, ss

Ⓟ December 12, 2007
~~November~~

Personally appeared the above named _____ in his/her capacity as Trustee of 23 Columbia Road Realty Trust acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said 23 Columbia Road Realty Trust.

Before me,


Notary Public

Print Name:


Jo-el Billings



JO-EL BILLINGS
Notary Public Maine
My Commission Expires 12, 2013

Received Kennebec SS.
07/30/2008 3:00PM
Pages 3 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS